



May 20, 2024



INFORMATION ITEMS

Proposed Capital Improvement Projects

Juan G. Villanueva
Director of Facilities & Procurement

PROPOSED CAPITAL IMPROVEMENT PROJECTS (CIP)



- Port Capital Improvement Program
- FY 2023/24 CIP Budget and Planned FY 2024/25 CIP Budget
 - Track 820 Utilities AKA Dock 7-8 Utility Construction
 - Dock 12-13 Dolphin Repairs
 - Phase 3 Domestic Water
 - Dock 5-6 Improvements
 - 417 Davis Sewer Lift Station
 - Auxiliary Water Phase 3
 - 315 Fyffe Renovation

TRACK 820 UTILITIES AKA DOCK 7-8 UTILITY CONSTRUCTION

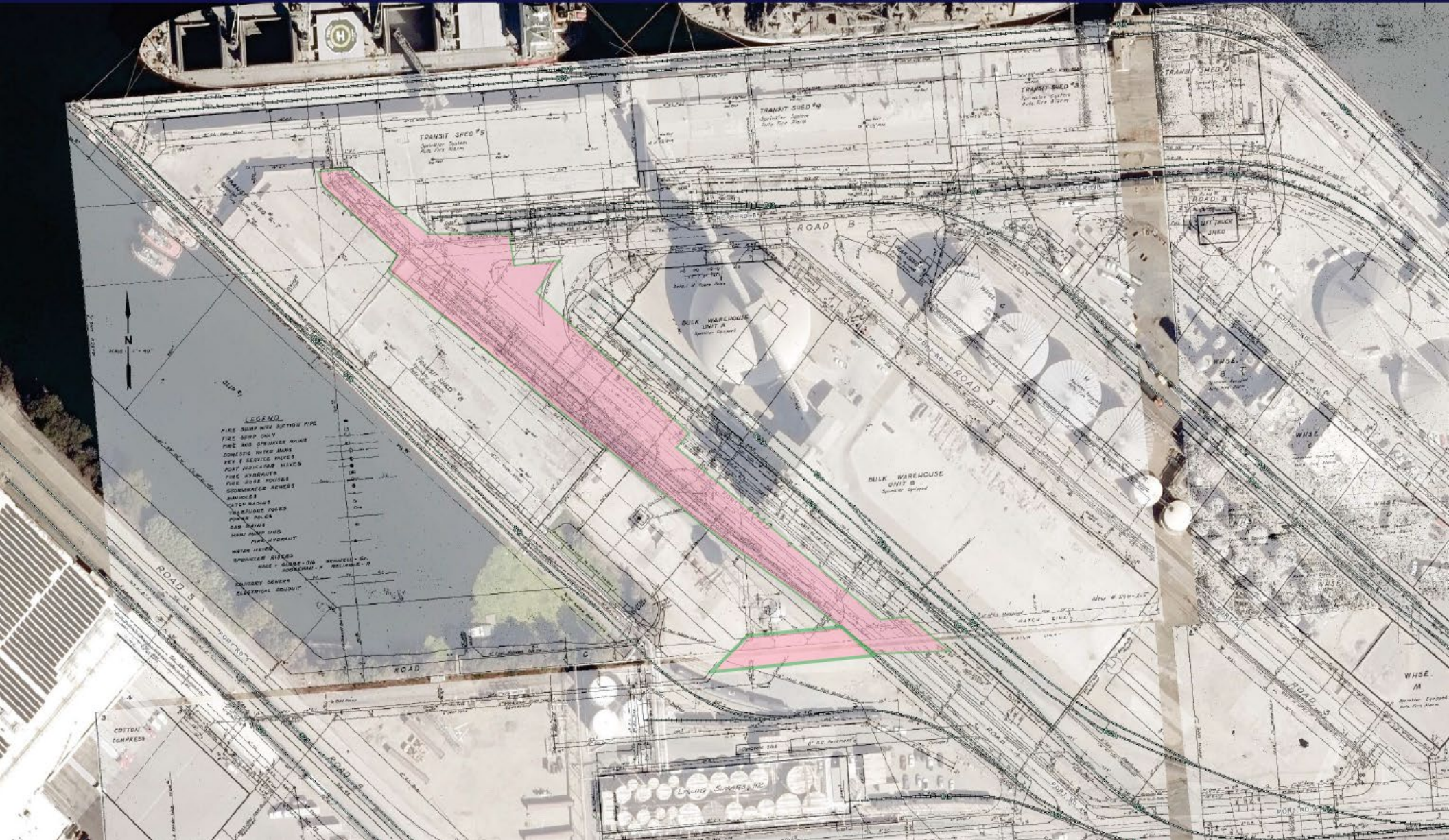


End of life utility replacement at Dock 7-8 on the East Complex

- ❖ Installation of auxiliary water, fire hydrants, domestic water, storm drainage, and sewer line utilities with new manholes.
- ❖ Utilities would tie in to Sheds 7-8 on Port Road 4:
 - Install 940' of 12" dedicated auxiliary water, FDCs and fire hydrants
 - Install 80' of 12" domestic water with tie ins
 - Install 1,200' of storm drainage and inlets and 525' of 6" sewer with new manholes
- ❖ Dock 7-8 is under renovation by tenant BWC to add rail car unloading equipment which required removal of 3 old rails and ballast.
 - Existing utility infrastructure beneath the rail (domestic water, auxiliary water, storm drain, and sewer) is not up to current UPRR Standards and needs to be modified. While rail lines have been removed by BWC, replacement of existing utilities will reduce future maintenance costs.

Proposed public bid schedule

PROPOSED DATE	PROPOSED ACTION
MAY 8, 2024	Mandatory Pre-bid Conference and site visit
JUNE 5, 2024	Bids due
JUNE 17, 2024	Present project to Commission for approval
JUNE 18, 2024	Notice of Award
SEPTEMBER 26, 2024	Construction completion



TRACK 820 UTILITIES AKA DOCK 7-8 UTILITY CONSTRUCTION





DOCK 12-13 DOLPHIN REPAIRS

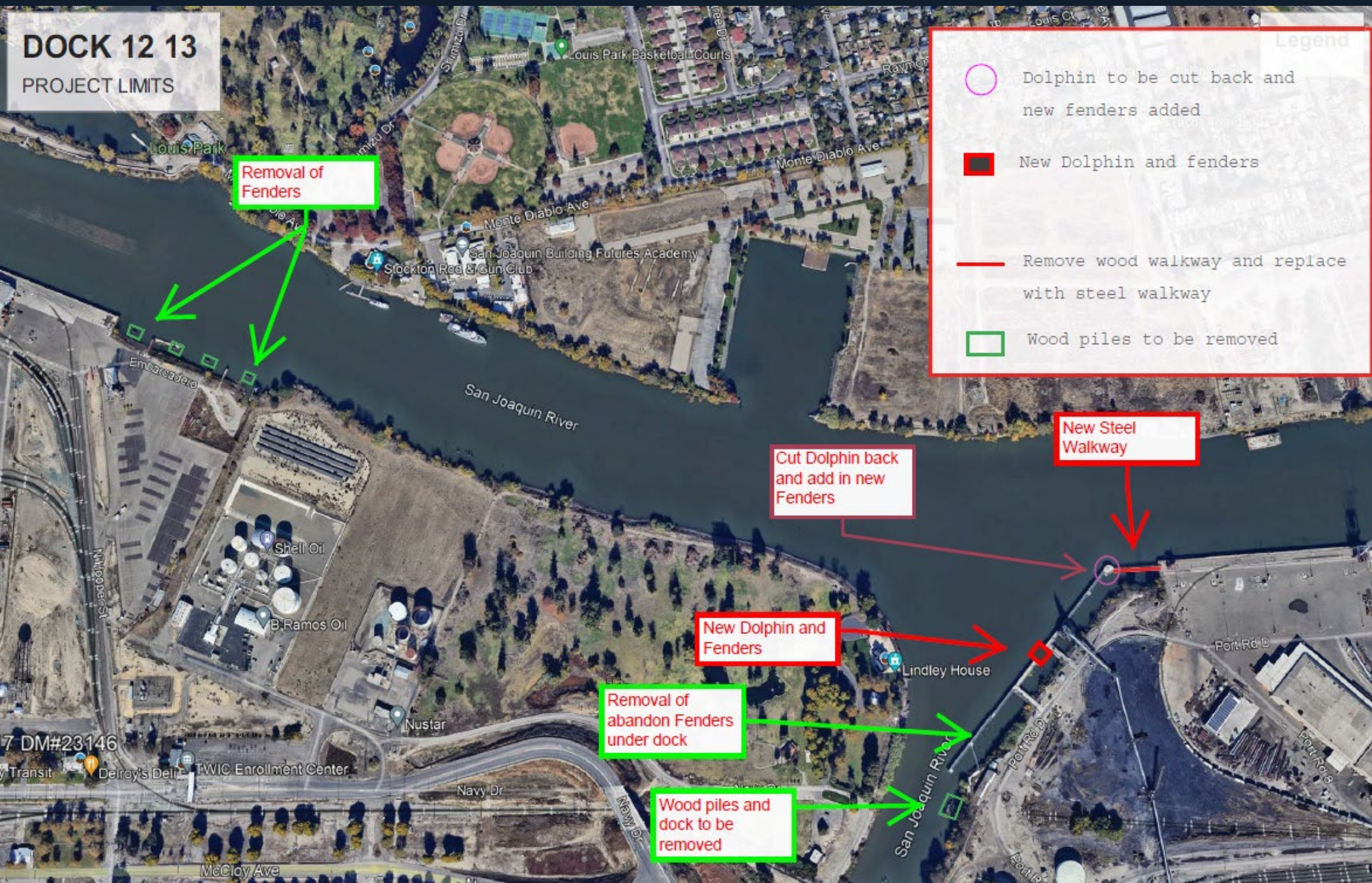
Dolphin repairs at Dock 12-13 on the East Complex

- ❖ Significantly damaged twice in the same location since 2019 causing ship strikes; repairs conducted to maintain dock function.
- ❖ Removal of a protruding dolphin face with the addition of a new dolphin where the bows of vessels have repeatedly struck would provide safer berthing, improve line handling, and remove treated wood for environmental mitigation.
 - Replacement of treated wood walkway and rails
 - Removal of existing wood pile fenders allowing unobstructed line handling
 - Removal of 275 treated wood piles no longer in use
- ❖ Proposed advance procurement of fenders and steel materials would allow start of 16-week lead time with delivery occurring soon after estimated construction bid award date.

Proposed public bid schedule

PROPOSED DATE	PROPOSED ACTION
MAY 16, 2024	Mandatory Pre-bid Conference and site visit
JUNE 19, 2024	Bids due
JULY 1, 2024	Present project to Commission for approval
JULY 2, 2024	Notice of Award
DECEMBER 29, 2024	Construction completion

DOCK 12-13 DOLPHIN REPAIRS



DOCK 12 13
PROJECT LIMITS

Removal of Fenders

- Legend
- Dolphin to be cut back and new fenders added
 - New Dolphin and fenders
 - Remove wood walkway and replace with steel walkway
 - Wood piles to be removed

New Steel Walkway

Cut Dolphin back and add in new Fenders

New Dolphin and Fenders

Removal of abandon Fenders under dock

Wood piles and dock to be removed



PHASE 3 DOMESTIC WATER

Rehabilitation of Potable Water System

- ❖ Third project phase for the domestic water utility
 - Phases 1 and 2 completed as of February 2024
- ❖ Domestic water system on West Complex at end of its life expectancy
 - Aged utility creates costly emergency repairs due to water breaks
 - Decreases system reliability by restricting pressure and flow
 - Existing pipe: 75,100 LF
 - Replaced by the Navy: 10,000 LF
 - Phase 1 & 2 completed: 13,400 LF
 - Remaining pipe to be replaced: 51,700 LF
 - Replacements of 5,000-15,000 LF per year for next 10 years

Proposed public bid schedule

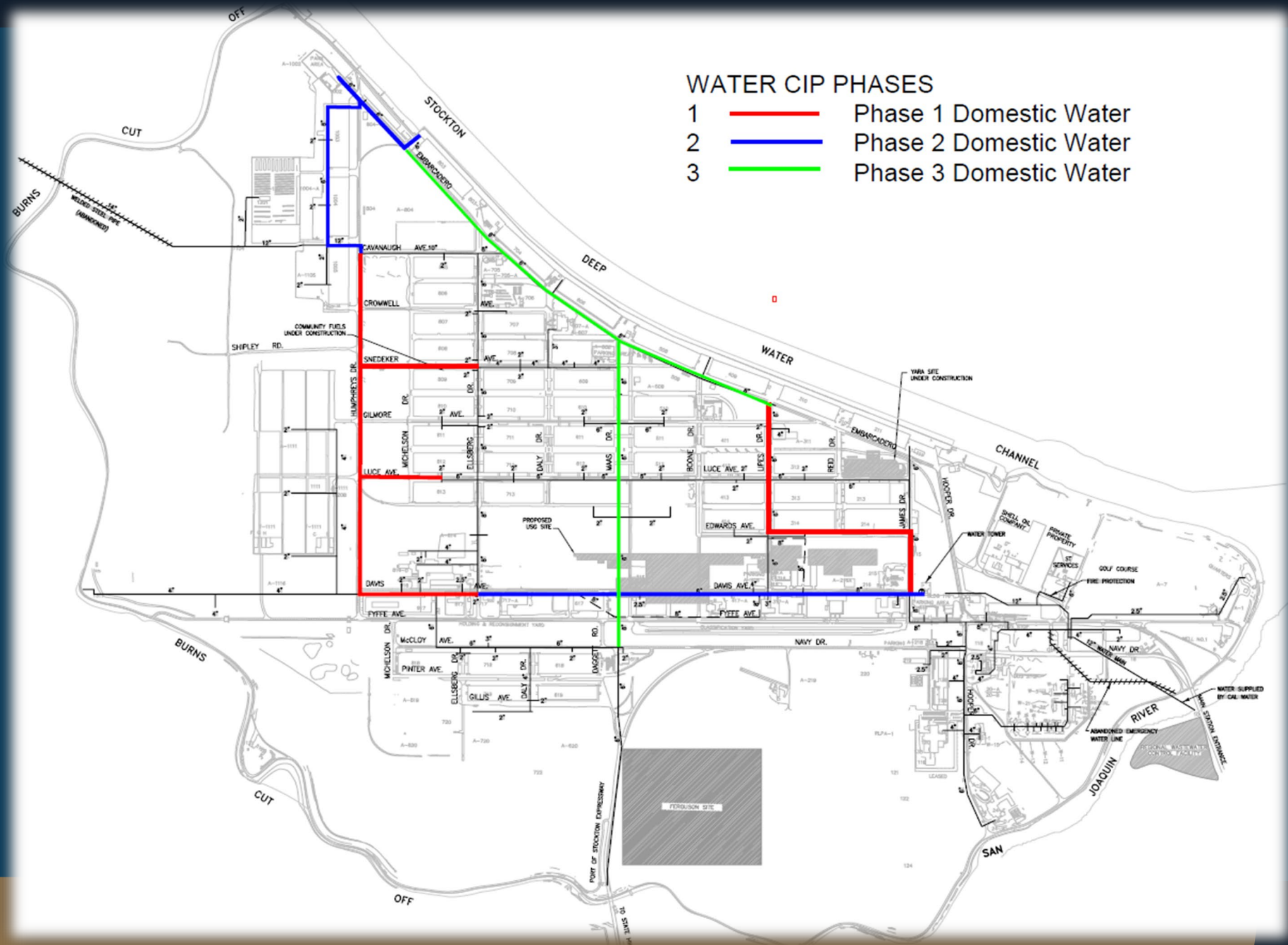
PROPOSED DATE	PROPOSED ACTION
JUNE 5, 2024	Mandatory Pre-bid Conference and site visit
JULY 10, 2024	Bids due
AUGUST 5, 2024	Present project to Commission for approval
AUGUST 6, 2024	Notice of Award
MARCH 28, 2025	Construction completion

PHASE 3 DOMESTIC WATER



WATER CIP PHASES

- 1 — Phase 1 Domestic Water
- 2 — Phase 2 Domestic Water
- 3 — Phase 3 Domestic Water





DOCK 5-6 IMPROVEMENTS

Infrastructure Improvements

- ❖ Improve structural deficiencies:
 - Installation of new fenders for improved line handling and ship hull protection
 - Replace old cleats with modern double bit cleats for improved line handling and berth security
 - Replace treated wood bull rail for increased gangway safety
 - Safety and operational improvements to surrounding berths

Proposed public bid schedule

PROPOSED DATE	PROPOSED ACTION
MAY 29, 2024	Mandatory Pre-bid Conference and site visit
JUNE 26, 2024	Bids due
JULY 15, 2024	Present project to Commission for approval
JULY 16, 2024	Notice of Award
MARCH 13, 2025	Construction completion

DOCK 5-6 IMPROVEMENTS



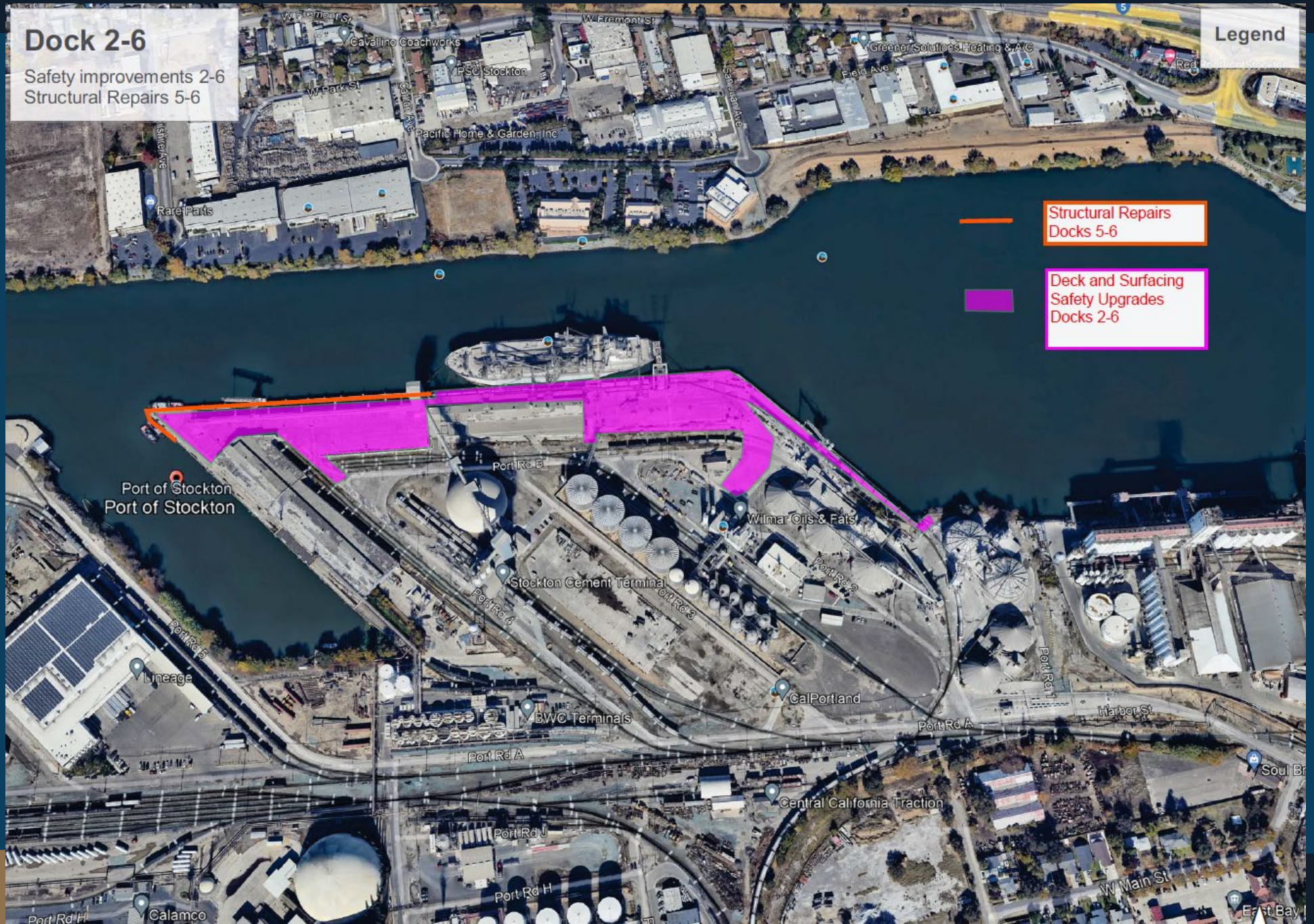
Dock 2-6

Safety improvements 2-6
Structural Repairs 5-6

Legend

Structural Repairs
Docks 5-6

Deck and Surfacing
Safety Upgrades
Docks 2-6





417 DAVIS SEWER LIFT STATION

Sewer Lift Station Replacement

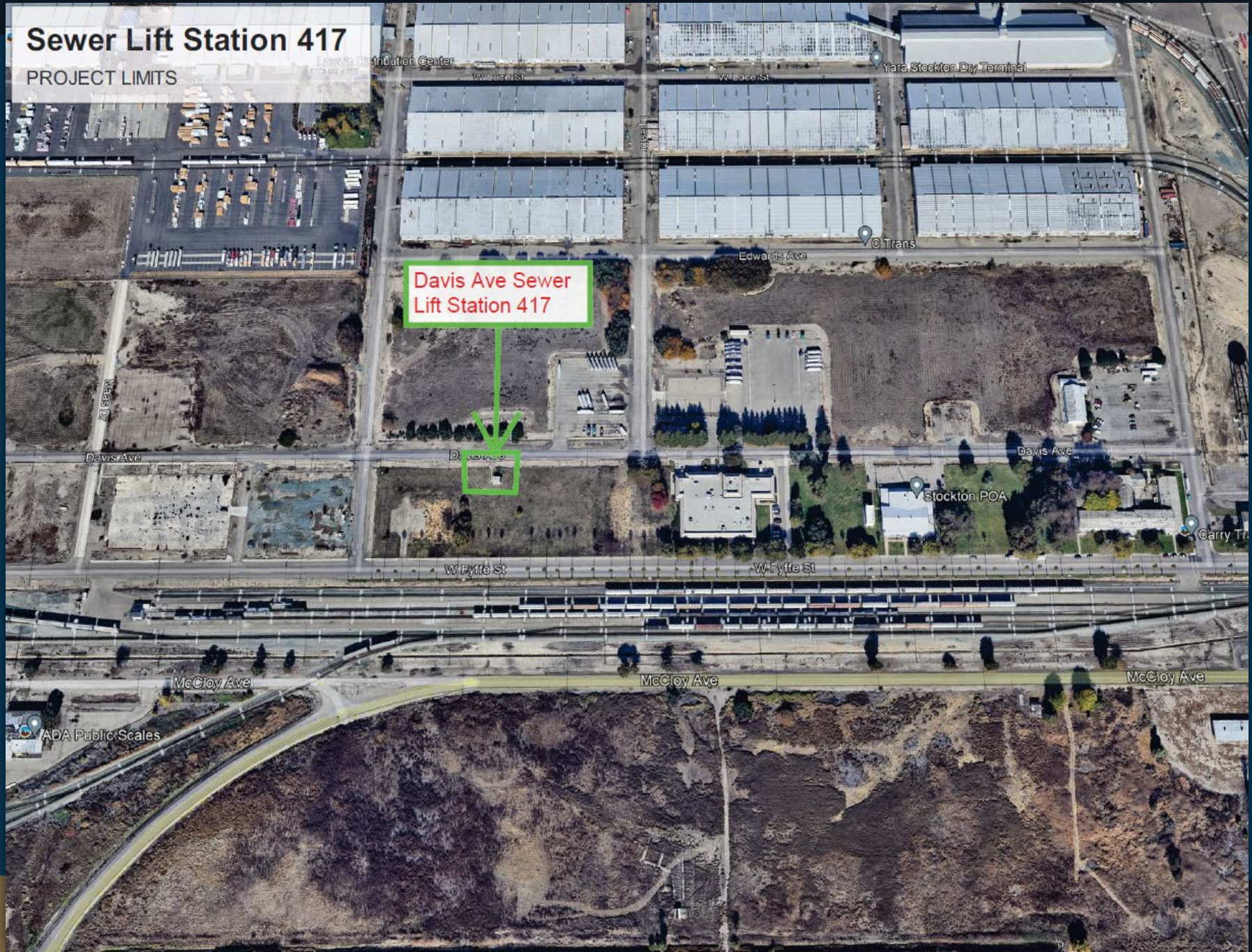
- ❖ Existing station has surpassed its life expectancy:
 - Inlet grate system is fully corroded and no longer functions
 - Dated manual float system becomes stuck and pumps will not work causing back fill to ERC building on Hooper; allows sewer to leach into ground water table
 - Inefficient 40 horsepower pumps can be replaced with 5 horsepower pumps for electrical efficiency and cost reduction
 - Antiquated audible alarm and light signal are only warnings of operational issues
 - Waste water pit structure not conducive to maintenance due to confined space design

Proposed public bid schedule

PROPOSED DATE	PROPOSED ACTION
MAY 22, 2024	Mandatory Pre-bid Conference and site visit
JUNE 26, 2024	Bids due
JULY 15, 2024	Present project to Commission for approval
JULY 16, 2024	Notice of Award
NOVEMBER 30, 2025	Construction completion



REV. NO.	DESCRIPTION	DATE





AUXILIARY WATER PHASE 3

Improve Auxiliary Water Lines

❖ Third project phase for the auxiliary water utility

- Phases 1 and 2 completed as of January 2024

❖ Auxiliary water system at end of its life expectancy

- Continuous water breaks
 - Corrosion
 - Reduced pressure and flow
 - Inability to operate many valves
 - Operational valves required to redirect water for fire truck suppression and fire protection which is impossible with present status of system
- Existing pipe: 149,000 LF
 - Military replaced pipe prior to 1980: 34,400 LF
 - Phases 1 & 2 planned installation by 2023/2024: 12,800 LF
 - Remaining pipe to be replaced: 101,800 LF
 - Replacement of 10,000-15,000 LF per year for next 10 years

Proposed public bid schedule

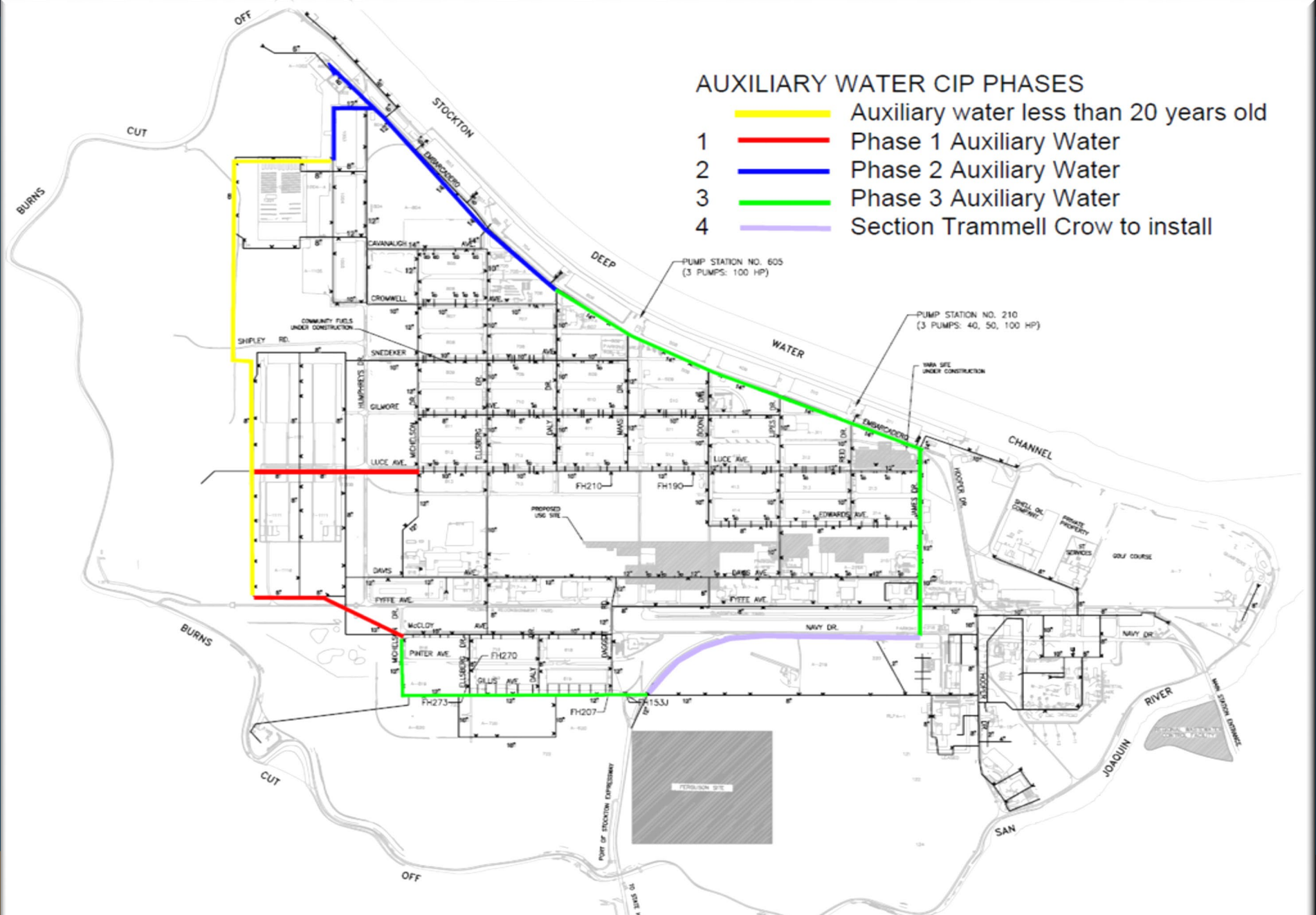
PROPOSED DATE	PROPOSED ACTION
JUNE 12, 2024	Mandatory Pre-bid Conference and site visit
JULY 10, 2024	Bids due
JULY 22, 2024	Present project to Commission for approval
JULY 23, 2024	Notice of Award
MARCH 23, 2025	Construction completion

AUXILIARY WATER PHASE 3



AUXILIARY WATER CIP PHASES

- Auxiliary water less than 20 years old
- 1 — Phase 1 Auxiliary Water
- 2 — Phase 2 Auxiliary Water
- 3 — Phase 3 Auxiliary Water
- 4 — Section Trammell Crow to install



315 FYFFE RENOVATION



❖ Complete renovation of 315 Fyffe Avenue on the West Complex

- Walls
- Ceilings
- Lighting
- HVAC
- Plumbing
- Exterior Grading
- Parking

Proposed public bid schedule

PROPOSED DATE	PROPOSED ACTION
JUNE 19, 2024	Mandatory Pre-bid Conference and site visit
JULY 24, 2024	Bids due
AUGUST 5, 2024	Present project to Commission for approval
AUGUST 6, 2024	Notice of Award
AUGUST 8, 2025	Construction completion

315 FYFFE RENOVATION





May 20, 2024



2024 Port Dock Maintenance Dredging

Jason Cashman, Environmental and Regulatory Affairs Manager

OVERVIEW

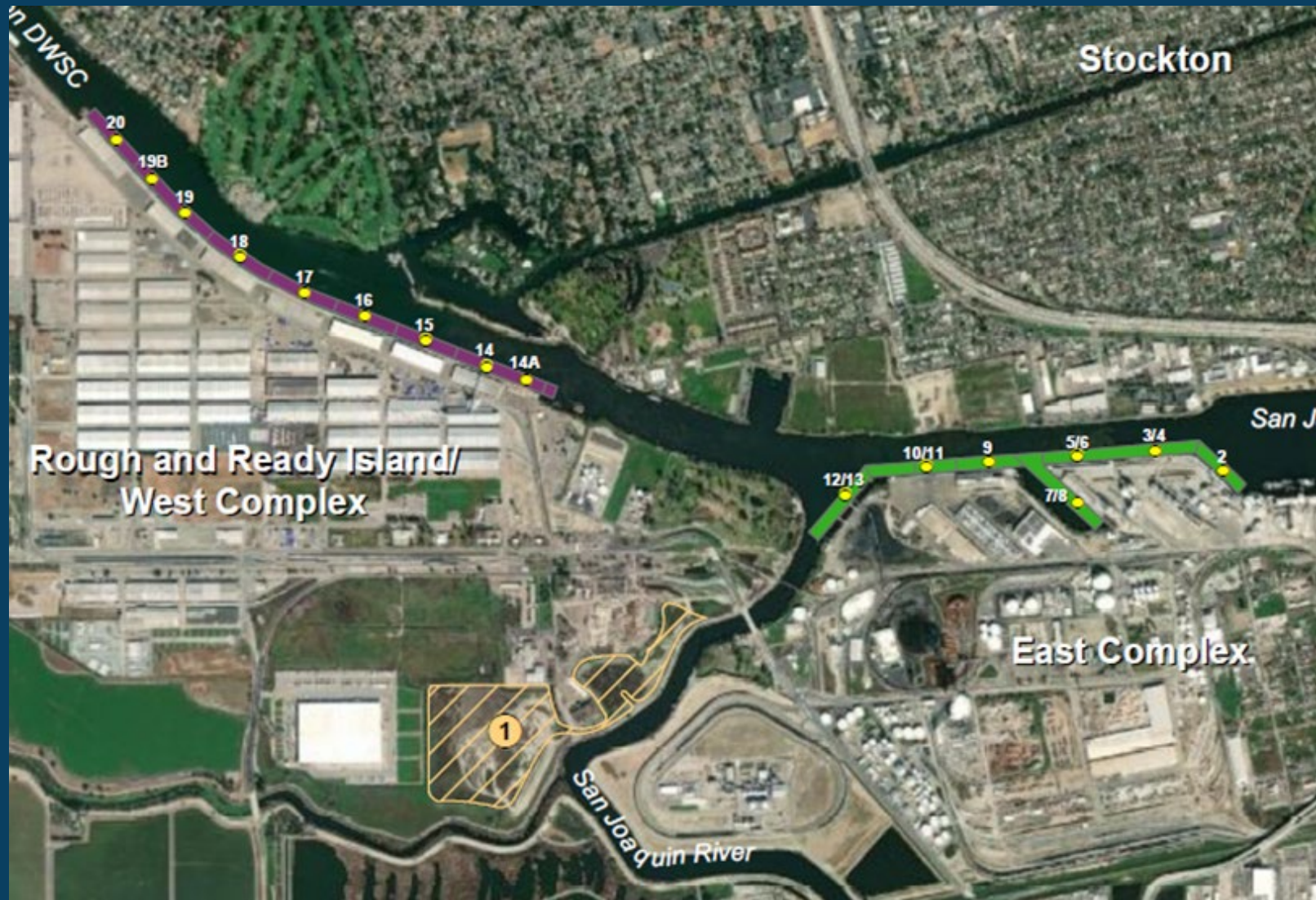


Port berths are maintained at -35 feet MLLW. Berth 12/13 maintained at -40 feet MLLW.

In order to maintain depths, dredging is conducted on an as needed basis between July 1 and November 30.

Periodic hydrographic surveys conducted at Port berths to identify depths and areas to be dredged.

AREA MAP



BENEFIT TO THE PORT



This project will bring the East and West Complex dock facilities to their authorized operating depth of -35 feet MLLW (-40 feet MLLW at Dock 12/13) to allow for the safe and efficient berthing of vessels.

PROCUREMENT PROCESS



ADVERTISEMENT

The legally required advertisement for this project appeared in *The Record* on April 10, 2024. It was also posted to the Port's website and distributed to local/regional plan rooms and builder's exchanges.

MANDATORY PRE-BID CONFERENCE AND SITE VISIT

A mandatory pre-bid conference and site visit was held on April 17, 2024. Three contractors attended the meeting:

Sierra Mountain Construction, Inc.	Sonora, CA
The Dutra Group	San Rafael, CA
Vortex Marine Construction	Antioch, CA

PROCUREMENT PROCESS



BID OPENING

Bids were received by 3:00 p.m. on May 8, 2024

Bidder Number	Contractor	Location	Total Bid Amount
1	The Dutra Group	San Rafael, CA	\$3,632,500
2	Vortex Marine Construction	Antioch, CA	\$5,193,260

LOW BIDDER



- The Dutra Group was the low bidder
- Mechanical Dredging





PROJECT COMPLETION/FINANCING

If authorization is given, the project would start on or about July 1, 2024 and be completed by November 30, 2024.

FINANCING

Port staff budgeted \$2.5 million for dock dredging efforts in FY 24/25. Port staff proposes that the Port pay for this FY2024/25 budgeted project with funds as follows:

Port general funds - \$3,632,500.00 + 15% contingency
(\$544,875.00)

ENVIRONMENTAL



Adopt CEQA Exemption Section 15304 Class 4 Minor Alterations to Land (g) Maintenance Dredging where the material is placed at an approved placement site.

REQUESTED ACTIONS



- A. Adopt a California Environmental Quality Act (CEQA) Exemption pursuant to CEQA Guidelines Sections 15304(g) and authorize Port staff to post the Notice of Exemption (NOE).
- B. Authorize the Port Director to award the contract to the lowest responsive, responsible bidder as required by Section 20751 of the public contract code of the State of California, to The Dutra Group for a bid amount of \$3,632,500, and a 15% contingency of \$544,875.00